

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

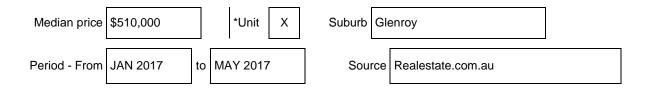
Address Including suburb and 3/8 York Street, Glenroy postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$550,000 & \$590,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 3/35 Gladstone Parade, Glenroy	\$560,000	12/2016
2 - 1/26 York Street, Glenroy	\$595,000	05/2017
3 - 1/83 Station Road, Glenroy	\$525,000	05/2017